

58-47

BK 6764 PG 021

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

**000617**

**KNOW ALL MEN BY THESE PRESENTS, THAT I, CLYDE L. WHEELER**, of Rome, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **CHARLES H. STRUP** and **DONNA M. STRUP**, both of Delta, Ohio, whose address is 6405 County Road C, Delta, OH 43515

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **CHARLES H. STRUP** and **DONNA M. STRUP**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

A certain lot or parcel of land, together with the buildings and improvements erected thereon, and located on Abbott Street, so-called, in the City of Waterville, County of Kennebec, and State of Maine, and bounded and described as follows, to wit:

Being Lot No. 10 as shown on a certain Plan of College Avenue Heights, made by Green a Wilson in 1921, and recorded in Kennebec County Registry of Deeds, in Plan Book 8 at Page 52.

This conveyance is made upon the following express conditions: No building other than a private dwelling house for not over two family occupancy, together with private garage, shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty feet from the line of the street. Provided, however, that steps, windows, porticoes and other projections thereto are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets.

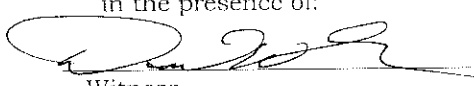
Being the same premises conveyed to the herein Grantor by Warranty Deed of Eleanor Wheeler on November 9, 1992 by Warranty Deed found at Book 4270, Page 309.

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IN WITNESS WHEREOF, I, the said **CLYDE L. WHEELER**, have hereunto set my hand and seal this 4th day of January, ~~2001~~ 2002

Signed, Sealed and Delivered  
in the presence of:

  
Witness

  
**CLYDE L. WHEELER**

**ACKNOWLEDGEMENT**

STATE OF MAINE  
Kennebec, ss.

January 4, 2002  
~~2001~~

Personally appeared the above named **CLYDE L. WHEELER** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
NOTARY PUBLIC

DAVID B. WHYTE  
Notary Public - Maine  
My Commission Exp. June 27, 2005  
(print name)



RECEIVED KENNEBEC SS.

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attest. *Georgie Marie Hathaway*  
acting Register of Deeds